Birmingham, Al. 35242

## WARRANTY DEED

Shelby Cnty Judge of Probate, AL 02/23/2007 10:35:15AM FILED/CERT

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN THOUSAND DOLLARS and NO/00 (\$10,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

BILLY THOMAS, D/B/A BILLY THOMAS BUILDING & REMODELING, a married man,

grant, bargain, sell and convey unto,

## JIMMY PARKER CUSTOM HOMES

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 4, according to the Survey of SouthHills Subdivision, as recorded in Map Book 22, Page 72 in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2007.
- 2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor. The above recited consideration was paid by Mortgage loan closed simultaneously herewith. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of February, 2007.

BILLY THOMAS d/b/a BILLY THOMAS

BUILDING & REMODELING

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BILLY THOMAS, d/b/a BILLY THOMAS BUILDING & REMODELING, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of February, 2007.